

MINUTES OF THE PARISH COUNCIL MEETING OF NEWTON & NOSS PARISH COUNCIL

Held on 27 July 2017

**PRESENT MRS. ANSELL MR. COOPER MR. HUSSELL MR.PARRY-SMITH
 MRS.GRANT**

ALSO PRESENT; 2 members of the public, Cllr. Keith Baldry, Mrs. McDonough (Clerk).

OPEN FORUM

Curlews (formerly Durlston) Stoke Road 2336/17/HHO-the applicants outlined details of their new planning application. The previous application had been withdrawn due to comments from the Parish Council, neighbours and the District Council. The applicant passed around an extract from the planning application showing how the design of the house would be architecturally in keeping with neighbouring properties particularly "Roding." Its width had been reduced, retaining the regular gap between the houses, giving off road parking to neighbours. There was less fenestration than "Noss Side." The applicants had endeavoured to address the comments arising from their last application. The property would come no further forward.

Newton Ferrers Primary School- Cllr. Baldry advised that he had been asked to raise concerns about poor parking outside the school and how a parent on The Fairway was not happy to allow their child to walk to school unaccompanied. The Vice Chairman advised that the Parish Council had tried to address the problem but the main problem was caused by parents parking irresponsibly. The school had been asked to provide a Traffic Management Plan. The traffic passing through the area was generally slow moving during school drop off/collection times as a result of parking congestion.. There had been no near misses so far as the Vice Chairman was aware.

194/17 APOLOGIES FOR ABSENCE- there were apologies from Cllr. Blackler, Cllr. John Green, Mr. Tubb, Mr. Carter, Mr. Lyndon and Ms. Adams..

195/17 INTERESTS TO BE DECLARED - members were invited to declare interests in the items for discussion during the course of the Meeting. None were declared.

196/17 DISPENSATION REQUESTS- none.

197/17 VARIATION OF AGENDA – RESOLVED: matters relating to consideration of quotations for Butts Park Playing Field/Newton Voss and steps/Noss Green, and pre planning application/planning enforcement should be considered in committee (*Vote; Unanimous.*)

198/17 MINUTES –the Minutes of the 22 June and 11 July Parish Council Meetings were approved as a correct record and the Chairman was authorised to sign.

199/17 DISTRICT COUNCIL

Cllr Baldry reported as follows;

1. South Hams District Council (SHDC) had been considering borrowing significant monies (thirty five million pounds) to invest in property. The suggestion was withdrawn at the Council meeting that day. SHDC currently had no borrowings.
2. West Devon Borough Council (WDBC) had met the previous Tuesday resolving to borrow twenty seven million pounds to alleviate their financial difficulties. Potentially WDBC would not be able to operate past 2020 given its current financial position. If WDBC was no longer able to operate financially, another Local Authority would need to take over-possibly SHDC. At the SHDC meeting that day, SHDC had voted to go ahead with a consultation to amalgamate SHDC with WDBC. If the Councils were to amalgamate WDBC's debts would then become SHDC's. Currently SHDC and West Devon shared staff and had been working in partnership for the last ten years- but had remained totally separate Councils. If the Councils amalgamated Council Tax levels would be equalised. SHDC Council Tax Band D was currently £63 pa- less than WDBC. The Council Tax for SHDC residents would increase to bring in line with WDBC. If the merger went ahead there would need to be a Boundary Review. SHDC and WDBC presently had 31 Councillors each. Next District Council elections were scheduled for 2019. A merger could put this back to 2020. The proposal would need to be voted upon in this calendar year due to Parliamentary time limitations with Brexit negotiations. SHDC Leadership was thought to be keen on the merger. The consultation was due to start in August for 6 weeks. It was accepted most Parish Councils were on summer break. It was suggested the Parish Council copy their response in to Gary Streeter M.P. Both the Parish Council and individuals could respond to the consultation.
3. Parsonage Farm Development Management Committee site visit- Cllr. Baldry was advised that the Parish Council was more likely to agree to an Exception Site proposal if the age range for affordable housing was not limited to the over 55's proposed. Cllr. Baldry was requested to attend the site visit.

Apologies had been sent by Cllr. Ian Blackler who had send a report referring to the Special Council meeting which was due to be held the same day. The agenda was to include the possibility of merging with West Devon

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Borough Council. There were several difficult matters to be resolved and it could be 2 to 3 years before it happened if at all. It could be decided to leave for a while to leave "invest to earn" policy.

200/17 PLANNING

200.1 Neighbourhood Plan-the Regulation 14 consultation had been due to finish on 21 July but had been extended to 4 August. There had been 52 responses from the community and 6 responses from statutory consultees. The response from SHDC had been received 24 July 2017. Most responses had been positive and would be replied to. South West Water had fully endorsed the proposed flooding and drainage policy. The developer of the former River Yealm Hotel had responded to the consultation. Mr. Parry-Smith enquired about electrical charging points or new houses given government plans to scrap diesel cars. The Chairman advised that Neighbourhood Plans were due to be reviewed every five years. The updated funding position had been circulated to Parish Council members.

Planning decisions

200.2 Luff Quay, 75 Yealm Road 1630/17/HHO-householder application for replacement of garage and store below with garage and office. SHDC; Granted

200.3 White Cottage, Lower Court Road 2132/17/ARC- application for approval reserved by conditions 3 (landscaping scheme,) 4 (timber cladding,) and 5 (stonework) of planning consent 37/1357/14/F. SHDC; Granted

200.4 Windhover, Parsonage Road 0850/17/HHO-householder application for the erection of a single storey extension. SHDC; Granted.

200.5 Creek House, 77 Yealm Road 1594/17/HHO-householder application for internal alterations and new kitchen (resubmission of consent 4223/16/HHO.)SHDC; Granted.

200.6 Roding, Stoke Road 0868/17/HHO- readvertisement. (Revised plans received.)Householder application for refurbishment of existing bungalow, new floor and side extension. SHDC; Granted.

200.7 5 Perches Close 2158/17/TPO-Tree Preservation Order: Grant of Exemption.T1: Beech-dismantle, dangerous.

200.8 Land east of Courtyard, 85 Court Road 1187/17/FUL-construction of new 3 bedroom dwelling and separate garage. SHDC; Granted.

200.9 Whitcroft, 44 Yealm Road 1710/17/HHO-householder application for construction of garage and carport. SHDC; Granted.

200.10 The Old Workshop, Pillory Hill 1434/17/FUL-construction of new dwelling. SHDC; Granted.

Planning applications received including;

200.10 Brook Bakery, Riverside Road West 2027/17/HHO- householder application for refurbishment and renovation of existing cottage, new garage/boat store and replacement of rear extension including a new roof terrace. DECISION; Objection.

1. The extension would affect the privacy of the neighbouring property.

2. Overbearing.

3. Visual impact in a Conservation Area- the rear roof line would be higher than the existing front roof line and would be visible from the river and Noss Mayo. (Vote; Unanimous.)

200.11 Blossoms Quay, Court Wood Road 2055/17/FUL- extension to existing boathouse. DECISION; Objection.- a W.C. was shown on the plans but no provision appeared to have been made for foul drainage. (Vote; Unanimous.)

200.12 Riverslea, 35 Yealm Road 2314/17/HHO-householder application for 2 storey extension and creation of new access steps and terraces. DECISION; No objection. (Vote; Unanimous.)

200.13 Yard at The Lifeboat House 1994/17/FUL-retrospective application for a retaining wall. DECISION; No objection. (Vote; Unanimous.)

200.14 Curlews (formerly Durlston) Stoke Road 2336/17/HHO- householder application for extension of existing dwelling by addition of second floor, creation of new balcony and terrace to front of property, creation of new parking area and steps access to property. DECISION; No objection. (Vote; 4 in favour, 1 against.)

200.15 Wrescombe Farm 2379/17/LBC -Listed building consent for re-roofing and repair to timbers in cellar. Hard copy plans had been requested from SHDC but not received. DECISION; The Parish Council had no comment and wished to leave it to the Conservation/Listed Building Officer to satisfy himself as to the proposed plans. (Vote; Unanimous.)

200.16 South Hams District Council Development Management Committee-

i) **Land adjacent to Parsonage Farm 3139/16/OPA**-it was agreed the Vice Chairman and Mr. Parry- Smith would attend the site visit on Monday 31 July, with the Vice Chairman representing and speaking for the parish Council at the Committee meeting on Wednesday 2 August.

ii) **Letter of complaint**- the copy letter had been acknowledged by Mr. Gary Streeter M.P. It was agreed the letter should be circulated to Yealmpton, Wembury and Brixton Parish Councils.

201/17 ADMINISTRATION

201.1 Events applications- none.

201.2 Accounts- the first quarter accounts inspection had been completed by Mr. Parry-Smith and Mr. Carter.

201.3 Land Registration- the Clerk had pressed Curtis Whiteford Crocker for an update 18 July 2017 and was waiting to hear.

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202/17 COUNTY COUNCIL

201.1 County Council report-there was no report.

202.2 Highways/Transport

i) Widey- a parishioner had reported concerns about potholes and large contractors' vehicles using the route irrespective of the advisory sign. The potholes had been reported and filled. Advice had been sought from Devon County Council Highways regarding the use of Widey Hill by large vehicles previously when it had been felt no action could be taken.

ii) Yealm Road-the Local Highways Officer Mr. Nick Colton had visited Yealm Road that week and had been concerned about the amount of development/construction traffic which was causing significant disruption along the road. He had spoken with a local contractor about blocking access at the Leas/Cinder public footpath and obstruction issues. The contractor advised they were due to finish by 10 August and had put in applications for the necessary permits. Mr. Colton was prepared to confirm the Parish Council's concerns about construction traffic issues to SHDC Development Management.

iii) Noss Green-the Target bus driver had reported public safety concerns about parked cars blocking the turning bay and the height of the hedge. The Clerk advised Nick Colton had offered to meet on site on 25 August. It was agreed to address the issues at Widey at the same time. It was agreed the Clerk would contact South Hams Garden and Property Services to see if the date for hedge cutting could be brought forward.

203/17CORRESPONDENCE

Royal British Legion Yealm Branch- a grant request for financial assistance of £250 to enable two representatives from the Parish to take part in the Great Pilgrimage 90 in August 2018 was considered **RESOLVED:** To agree in principle to make a grant of £100 for two Parish representatives to take part in the Great Pilgrimage 90.(Vote; Unanimous.)

204/17 AUTHORISATION OF PAYMENTS – Cheque payments were checked by Mr. Hussell authorised and signed in accordance with the schedule prepared by the Clerk, and listed in Minute 205/17.

205/17 AUTHORISATION OF PAYMENTS

The following cheques were authorised totalling: £3444.69

Chq No	PAYEE		AMOUNT
2334	Newton Gardening Services	Annual maintenance	£1,992.00
2335	RYHA	Slipway cleaning fluid	£24.00
2336	Ricoh UK Ltd	Printer/copier rent 1/7/17-30/9/17	£140.69
2337	South Hams Garden and Property Services	Parish grounds maintenance July	£1,147.00
2338	M. Hingston	Newton Voss & steps cleaning July	£124.00
2339	NALC	LCR annual subscription	£17.00
Total			£3,444.69

*Section 137 Local Government Act 1972 payments:£0 total to date;£195

206/17 MAINTENANCE

206.1.1 Maintenance working groups-

i) Sports Pavilion- a roof slate had come off in respect of which a quote had been sought. It was agreed to take no further action at this time regarding exposed concrete at the base of the football posts.

ii) The Green/Dillons Green-no report.

iii) Play parks-

Butts Park Play Park- annual maintenance had been completed. The contractors observations about a couple of pieces of the older play park equipment had been checked with the SHDC play park inspector. Whilst the equipment was aging, the inspector had advised no action needed to be taken at this time. The Clerk was pressing SHDC for payment of the Community Reinvestment Project /TAP funding. Mrs Wheatley had submitted a claim for the balance of the One Family Foundation monies. The Clerk was waiting to hear from Sovereign regarding a date to fix the plates on the nest swing. Publicity was being organised through the Ivybridge and South Brent Gazette. The Vice Chairman suggested investigating a new vehicular gate for the play park in due course.

Noss Play Park-the Chairman advised that weeds in the sand were an issue. They had not been dealt with for some time. The new contractor intended to bring it under control. It was agreed to investigate the provision of a sign "Please take your litter home". Mr. Parry- Smith and Mrs Grant would be finalising a list of work to be undertaken.

iv) Noss Recreation Areas-

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Tennis Courts- the Clerk had drafted the agreed letter in reply to the Tennis Club which had been given to the Chairman for approval. The Chairman in place of sending the letter, had spoken with the Chairman of the Tennis Club in person. It had been emphasised that the Parish Council did not wish to deter improvements to the Tennis Courts but asked that the Tennis Club put improvement/alterations proposals to the Parish Council first via the Clerk. The Tennis Club had been advised to contact SHDC Development Management about whether planning permission was required for more than one sign advertising the Tennis Club.

In committee

Noss Green;

RESOLVED; to accept the quotation from South Hams Garden & Property Services to remove the Noss Green gate by the Bottle Bank and to supply and fit centre post and three rails in replacement in the sum of £75. To rehang Noss Green gate by the bus stop to prevent lifting off, and to supply and fit one bolt latch and padlock to gate, to cut off post and rail to enable access with stretcher in sum of £55. (*Vote; Unanimous.*)

RESOLVED; to accept the quotation from South Hams Garden & Property Services to trim bank by tennis courts and cut down ash saplings in sum of £45. (*Vote; Unanimous.*)

Out of committee.

206.2 Collaton/Butts Park Path-it was agreed to contact the Residents Association at Collaton and suggest a meeting in September with the Vice Chairman and Mr. Parry Smith to discuss the "Private" signs put up at the Collaton end of the permissive footpath.

206.3 Butts Park bus shelter- concerns from a Butts Park resident about the position of the bus shelter were discussed. It was agreed to take no further action given the relocation of the bus shelter had been explored at length in 2010/2011.

206.4 Newton Hill Bench- attempts had been made to trace the relatives of the late Mr. Ernest West in respect of whom the memorial bench was dedicated. It was agreed to advertise the availability of the site in the Parish Magazine.

206.5 Broken Way- a request had been received by a Pillory Hill property owner for saplings at the water's edge to be cut back to enhance the view. The Clerk advised that the Parish Council did not own the land and did not have an active tree management policy for the area having decided to exclude the site from the last full parish land expert tree inspection in 2015. The Council was referred to the Parish Council's Tree Management Policy including the provision whereby the Council would not fell or prune trees for reasons of loss of view. The area was protected by a Tree Preservation Order. A member suggested the saplings may be adding to the stability of the bank. It was agreed to take no action.

206.7 Other areas for consideration- RESOLVED: to seek a quotation and authorise expenditure to a maximum of £200 plus VAT to refurbish the seats at the bottom of the Doctor's Steps. (*Vote; Unanimous.*)

In committee

207/17 NEWTON VOSS /STEPS- three quotes had been sought. Two contractors had responded. RESOLVED; To accept the quotation dated 6 July 2017 from Mr. James Watkinson to take over responsibility for cleaning/sweeping Newton Voss and Steps in the sum of £82 per month winter for one clean and £124 per month (British Summer Time) for two cleans subject to the provision of confirmation of public liability insurance with coverage of £1,000,000 and a risk assessment effective from 1 August 2017. (*Vote; Unanimous.*)

208/17 BUTTS PARK PLAYING FIELD:

Work to secure the playing field was considered.

Two quotes had been sought to fill the hedge hole between the play park and playing field to prevent dogs entering the play park, with two contractors responding. RESOLVED: to accept the quotation from South Hams Garden & Property Services to supply top soil to build up hedge, supply and fit two posts and rails to block hole and supply/plant 6 Hawthorn plants in the sum of £55. (*Vote; Unanimous.*)

RESOLVED: to accept the quotation from South Hams Garden & Property Services to square off hole in Butts Park playing field and fill with aggregate in the sum of £15, to replace the existing football pitch metal gate and replace with two 6 foot metal gates and centre removable post, supply of padlock to lock one gate in the sum of £330 and to re-secure slate on Pavilion roof in the sum of £5. (*Vote; Unanimous.*)

It was agreed funding for the gate work should come from the Parish Council's Maintenance and Improvements contingency fund

209/17 PRE PLANNING APPLICATIONS/PLANNING ENFORCEMENT

Two potential planning enforcement matters were discussed which it was agreed should be referred to SHDC Development Management. An update was given on another matter which had been reported.

Meeting closed at 9pm